051.0	0004	0001.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	2,117,300 /	2,117,300
					USE VALUE:	2,117,300 /	2,117,300
					ASSESSED:	2,117,300 /	2,117,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		CENTRAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAMPSON MARTHA /TRUSTEE
Owner 2:	SEVEN CENTRAL STREET TRUST
Owner 3:	
Street 1:	16 SALISBURY ST
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	SAMPSON RICHARD L/TRUSTEE -
Owner 2:	SEVEN CENTRAL STREET TRUST -
Street 1:	7 CENTRAL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .321 Sq. Ft. of land mainly classified as Office with a Office Building built about 1927, having primarily Brick Exterior and 13959 Square Feet, with 10 Units, 1 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	13994.000	1,111,300		1,006,000	2,117,300
Total Card	0.321	1,111,300		1,006,000	2,117,300
Total Parcel	0.321	1,111,300		1,006,000	2,117,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 151.68 | /Parcel: 151.68

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 35526
GIS Ref:
GIS Ref:
Insp Date: 10/19/18

!4275!

PREVIOUS ASSESSMENT

Parcel ID: 051.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	340	FV	1,111,300	0	13,994.	1,006,000	2,117,300		Year end	12/23/2021
2021	340	FV	1,111,300	0	13,994.	988,900	2,100,200		Year End Roll	12/10/2020
2020	340	FV	1,111,400	0	13,994.	971,700	2,083,100	2,083,100	Year End Roll	12/18/2019
2019	340	FV	1,060,000	0	13,994.	914,600	1,974,600	1,974,600	Year End Roll	1/3/2019
2018	340	FV	1,060,000	0	13,994.	800,200	1,860,200	1,860,200	Year End Roll	12/20/2017
2017	340	FV	1,060,000	0	13,994.	628,800	1,688,800	1,688,800	Year End Roll	1/3/2017
2016	340	FV	1,060,000	0	13,994.	628,800	1,688,800	1,688,800	Year End	1/4/2016
2015	340	FV	905,500	0	13,994.	571,600	1,477,100	1,477,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:18:01

LAST REV

Date	Time
07/31/19	11:26:54
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4275

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAMPSON RICHARD	53304-135		7/30/2009	Intra-Corp	900,000	No	No		
	19057-499		5/1/1988		1	No	No		F

USER DEFINED

Prior Id # 1:	35526
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2016	1060	Renovate	69,979	C				
9/3/2014	1109	Manual	26,250		9/3/2014			Roof top ballast m
7/16/2010	835	Sign	5,000					
7/17/2006	594	Inter Fi	65,000	C		G8	GR FY08	
9/27/2001	701	Alterati	5,000	C				FRAME NEW OFFICE
10/9/1996	522	Manual	3,100	C				DOOR

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	PH	Patrick H
4/20/2009	Meas/Inspect	197	PATRIOT
5/9/2000	Meas/Inspect	197	PATRIOT
7/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		13994		Sq. Ft.	Site		0	44.	1.63	CG									1,006,008						1,006,000	

Total AC/HA:	0.32126	Total SF/SM:	13994	Parcel LUC:	340	Office	Prime NB Desc	COMM GD	Total:	1,006,008	Spl Credit		Total:	1,006,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	71 - Office		
Sty Ht:	2 - 2 Story		
(Liv) Units:	10	Total:	10
Foundation:	3 - BrickorStone		
Frame:			
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	3	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31.5	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	0.87163836
Const Adj.:	0.97713000
Adj $ / SQ:	89.429
Other Features:	31271
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1622296
Depreciation:	511023
Depreciated Total:	1111273

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	3

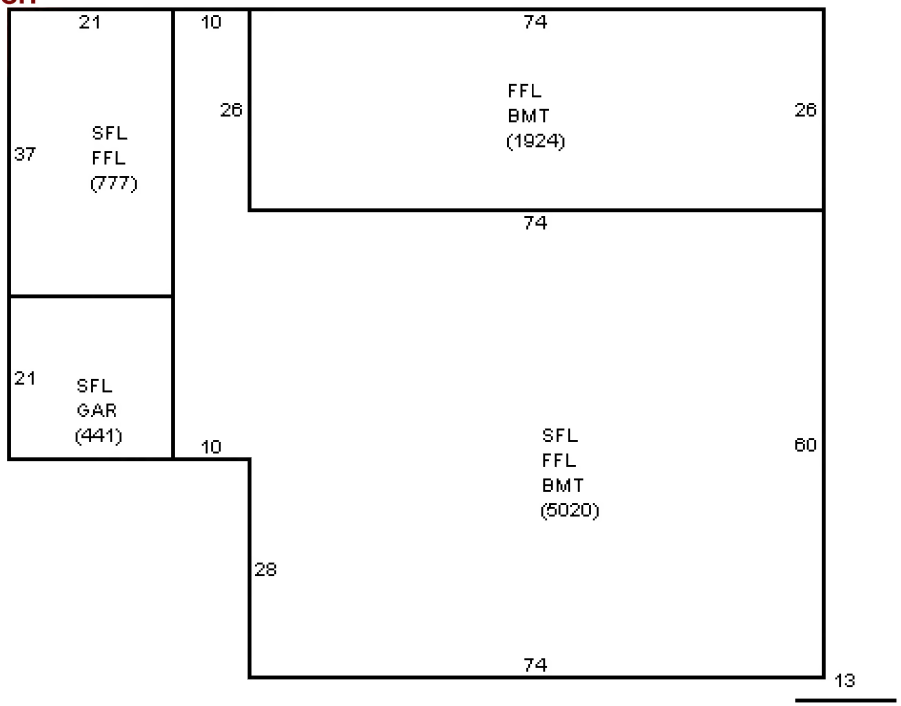
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	98.37
Special Features:	0	Val/Su Net:	52.07
Final Total:	1111300	Val/Su SzAd	79.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	7,721	89.430	690,481
BMT	Basement	6,944	26.830	186,298
SFL	Second Floor	6,238	89.430	557,858
GAR	Garage	441	20.200	8,907

	Net Sketched Area:	21,344	Total:	1,443,544	
Size Ad	13959	Gross Area	21344	FinArea	13959

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	100	OFC	100		5

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

051.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
05	Tower	D	Y	1	1	A	AV	2006		T	10.4	340						

More:	N	Total Yard Items:		Total Special Featues:		Total:	